

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

ROW

CASE # C15-2014-0050

ROW# 11104017

TaxRoll# 0208060707

**CITY OF AUSTIN**  
**APPLICATION TO BOARD OF ADJUSTMENT**  
**GENERAL VARIANCE/PARKING VARIANCE**

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 1193,1191,1195,1197,1199 Waller Street 78702

LEGAL DESCRIPTION: Subdivision - Anderson Hill

Lot(s) 1-5 Block B Outlot \_\_\_\_\_ Division \_\_\_\_\_

Austin Stowell  
I/We \_\_\_\_\_ on behalf of myself/ourselves as authorized agent for  
Butler Family Partnership, LTD

\_\_\_\_\_ affirm that on 2014

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ X

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Small lot single family residential

within required yard areas;  
a.c. pads & equipment within required yard areas.

in a CS MU CO NCCD NP (Central East Austin)  
district.  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):**

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

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See attachment A

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**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
See attachment A

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(b) The hardship is not general to the area in which the property is located because:  
See attachment A

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**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:  
See attachment A

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**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

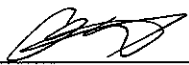
N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

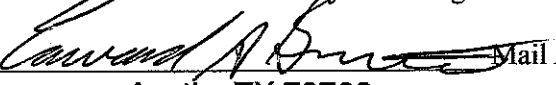
N/A

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 606 W. 11th  
City, State & Zip Austin, TX 78701  
Printed Austin Stowell Phone 512.294.8468 Date 2/24/13

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address PO Box 9190  
City, State & Zip Austin, TX 78766  
Printed Butler Family Partnership Phone 512 329 7500 Date 2-24-14

## ATTACHMENT A

### **1) The zoning regulations applicable to the property do not allow for a reasonable use because:**

The zoning regulations on the property do not allow for a reasonable use of the site because the percentage of the lot currently subject to mandatory setbacks would render the lots undevelopable. The property consists of five lots situated on one block bound on the north by E. 12<sup>th</sup> Street, the east by Navasota Street, the south by Catalpa Street and the west by Waller Street. The property is zoned CS-MU-CO-NCCD-NP (Lots 1-3) and CS-MU-CO-NP (Lots 4-5). The site is being developed with detached small lot single family homes. The applicant is requesting that the property not be subject to Section 25-2-515 *Rear Yard of a Through Lot* and that in lieu of the otherwise applicable rear yard setbacks, a 10-foot rear yard setback be imposed on the property.

The lots that are located within the E. 12<sup>th</sup> Street NCCD are subject to a 15-foot front yard setback requirement imposed by the NCCD, while the lots that are located outside of the NCCD will be developed under the small lot single family regulations allowable with the MU overlay and are subject to the 15-foot minimum front yard setback described in Section 25-2-779. Because these lots have frontage on both Navasota Street and Waller Street, the lots are considered Through Lots. Per City Code Section 25-2-515 *Rear Yard of a Through Lot* a rear yard must comply with the minimum requirements applicable to a front yard. Therefore, all five lots would be subject to both a 15-foot rear yard setback and a 15-foot front yard setback. If these lots were to be developed without the imposition of the through lot requirement, both the NCCD and non NCCD lots would be subject to a 5-foot rear setback. The increase in rear setback from 5-feet to 15-feet on the properties raises the percentage of the lot subject to setbacks from 27% to 41%. The imposition of mandatory setbacks on 41% of each lot would render the lots undevelopable.

Therefore, the applicant is requesting a reduction in the through lot rear yard setback regulations from 15-feet to 10-feet for all five lots. The reduction from 15-feet to 10-feet decreases the percentage of the lots subject to mandatory the setback requirements on the site from 41% to 34%. It is important to note that these lots were acquired from the City of Austin. When the City of Austin marketed these lots, the lots within the NCCD were noted as being subject to a 5-foot rear yard setback, not a 15-foot setback, and there was no mention of a 15-foot setback on the non NCCD lots.

### **2) The hardship for which the variance is requested is unique to the property in that:**

The property for which the variance is requested is unique for four reasons: 1) The lots that are located within the NCCD are the only lots within the NCCD that are subject to the through lot regulations of the City Code; 2) The Urban Renewal Plan and the NCCD envisioned a



## ATTACHMENT A

revitalization and increase in density for the area. The requirement to have a 15-foot front yard and rear yard setback significantly impacts the product that can be built on these lots and diminishes the vision for the area; 3) Due to the location of the lots within a stand-alone block, the City Code provisions related to setback averaging are not applicable to this site; and 4) Due to the size of the lots, a 15-foot front yard and 15-foot rear yard setback would render the lots undevelopable.

**3) The hardship is not general to the area in which the property is located because:**

The requesting property is made up of a single block containing the only lots in the area that are subject to the through lot regulations.

**4) The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:**

The requested variance will not have an impact on the character of the area, nor the adjacent conforming property. The requested variance will implement a 10-foot rear setback for the properties. Properties located within the NCCD to the east and west of the site along E. 12<sup>th</sup> Street are all subject to a 5-foot rear yard setback. The lots to the north of the property are within a separate sub-district of the NCCD and are subject to a 10-foot front yard setback. The remainder of the property to the south of the site contains a mix of zoning ranging from SF-3 to MF-3 and LO, each of the surrounding zoning districts contains a 10-foot rear yard setback. The five lots requesting a variance are located on a single block surrounded by right-of-way on all four sides, therefore will not have a negative impact on an adjacent property owner. The overall area is slated for redevelopment as envisioned by the Urban Renewal Plan, as well as the NCCD. Thus, the request will not impair the purpose of the envisioned setbacks or the character of the area.

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
RESIDENTIAL PLAN REVIEW APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: 2013-123379 PR  
CASE MANAGER: Paul Yadro PHONE #: 512-974-3553  
1193, 1195  
PROJECT NAME: 1199 WALLER ST \*\*\*SMART HOUSING\*\*\*  
LOCATION: Lot: 1 Block: B Subdivision: ANDERSON HILL SUBDIVISION (SMART H)



SUBMITTAL DATE: Monday, November 25, 2013  
FINAL REPORT DATE: December 10, 2013

**STAFF REPORT:**

\* Print this report and present it at the time of update submittal. \*

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, or information.

The application will be approved when all comments from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager or the appropriate reviewer(s).

**Requirements:**

- Write a separate letter or use this report to explain how each comment is being addressed and to note any questions you may have addressed with the reviewer.
- Submit update in 3 separate, assembled and stapled sets – correctly sized, and to-scale according to original intake requirements.
- Label any additional reviewer-specific paperwork accordingly.
- If information on the application is required or needs to be revised, you must provide these new sheets.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

**Update Fees and Submittal:**

You are advised to submit all requested information to clear these comments one (1) time. If there are comments remaining to be addressed on this comment report, it will be REJECTED and you will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1st) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2nd) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

**Update Deadline (LDC 25-1) and extensions:**

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline. Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

**Online Reference:**

Your project information is available online:  
<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

**REVIEWERS:**

Paul Yadro

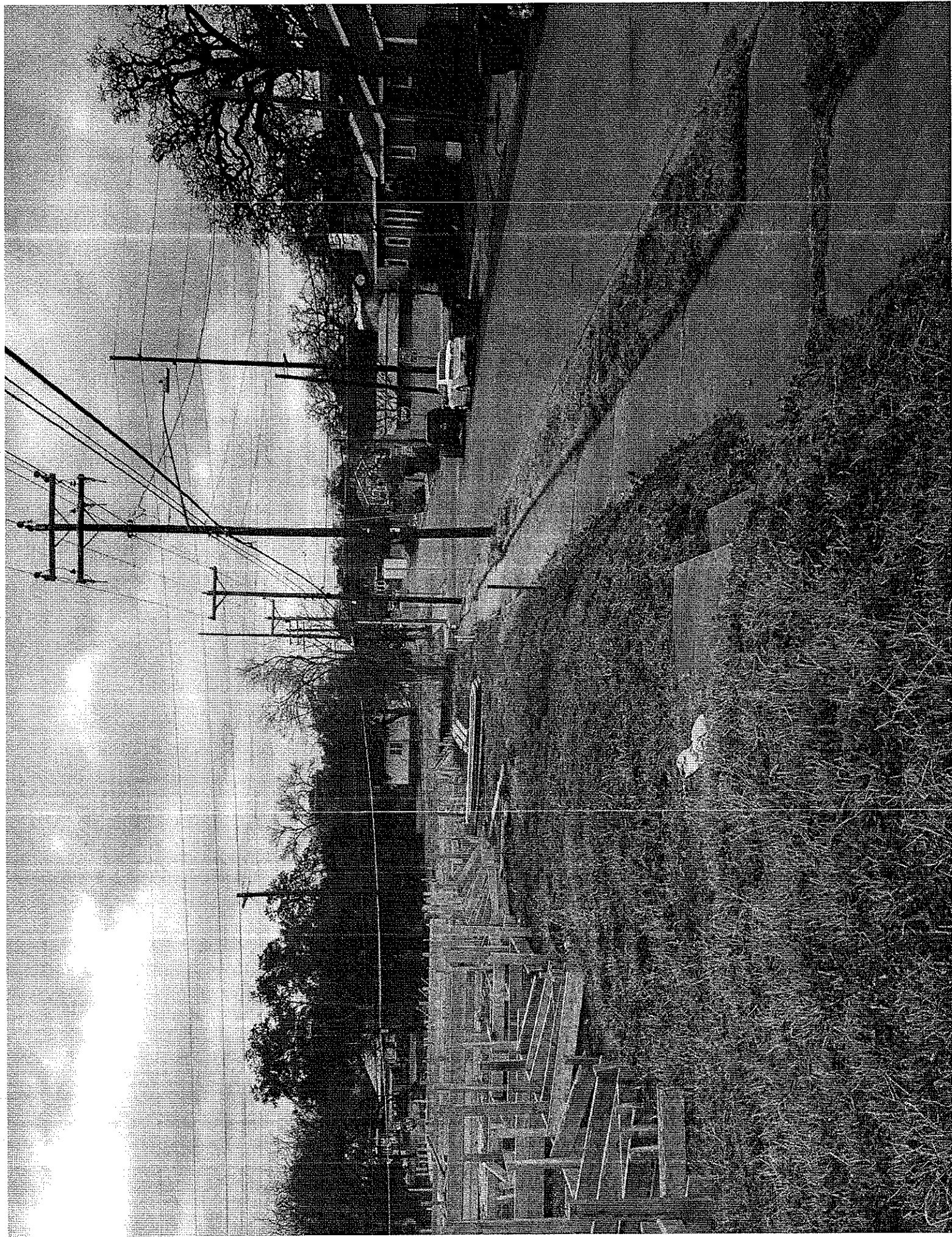
## Residential Zoning Review - Paul Yadro - 512-974-3553

I have reviewed the above noted application and have the following comments that must be addressed before a permit will be released:

- ① Subject property is a through lot and per LDC 25-1-21<sup>5</sup>-515 – the rear yard setback is the same as the front yard setback. In addition, per LDC 25-1-21 (41) - a front line for a through lot is the lot line abutting the street that provides the primary access to the lot. The setbacks for this property are 15 feet for both the front and rear yard setbacks, 10 feet for a street side yard setback, and 5 feet an interior side yard setback.
2. Staff suggests increasing the scale of the plot plan to 1"=10' to make plan review easier and enhance interpretation of the plot plan when in the field and going through the inspection process.
- ③ The plot plan submitted and proposed building footprint does not comply with the required setbacks for this property. The garage is encroaching into the front yard setback. Plans will have to be revised or the applicant must seek a Board of Adjustment Variance. 25-2-779
4. The property has multiple 10 feet easement (electric and telecom) lines along the property lines adjacent to the adjacent Right-of-Ways. The plot plan must be revised to correctly depict and label the existing 10 feet easements as platted and recorded with the Anderson Hill Subdivision.
5. No encroachments of structures (which includes eaves and roof overhangs) are allowed within the 10 feet (electric and telecom) easements on the subject property. Plans must be revised and approved by Austin Energy prior to Final Approval of this Plan Review.
6. Contact/visit Mr. Jerome (Jerry) Mendez in the Development Assistance Center (Austin Energy Representative/BPSA Reviewer) prior to submitting any UPDATES for this Plan Review to verify that revisions and changes to plans are acceptable and receive Austin Energy's approval via an updated BPSA Form from Austin Energy.
7. Provide and label a benchmark (spot elevation) on the plot plan for reference.
8. On the plot plan provide the high and low elevations (values) adjacent to the grade of the structure (label them as high adjacent grade and low adjacent grade and include the elevation value) and provide the average adjacent grade (AAG) on the building elevations with its elevation value labeled.
- ⑨ On at least one building elevation depict the structure's maximum height per LDC – 25-1-21-47. Note: Max. Bldg. Height is limited to 35 feet for this structure.
10. On the floor plans and the building elevations provide (label as FFE = ###.##) the finish floor elevations.
11. On the building elevations provide (label off to the side) the AAG value, FFEs values, top plate values, and the maximum height of the structure per 25-1-21-47 (on at least one of the building elevations).
- ⑫ On the floor plans (both floors as it applies) provide/depict any and all covered or uncovered porches, patios, decks, roof decks, and balconies and include/label their square-footages.
13. For submittal of next update: submit 3 complete plan sets (2 full-size sets and 1 small-size set or 3 complete plan set on 11"x17" sheets) drawn to scale and 2 copies of Master Comment Report for this Plan Review.
14. When submitting next Update, make for certain to submit revisions that will address all comments. Do not piecemeal (submitting multiple updates to address rejection comments) your Updates because as of October 1, 2013 new Residential Review Fees have gone into effect for Plan Reviews and Plan Review Updates. As of October 1, 2013, the combined plan review fee covers the initial review and one (1) update. Note: After a Plan Review receives two rejections; a Plan Review Update Fee (\$342 + 4% Development Services Surcharge Fee) is automatically generated and must be paid before submitting future Updates. If you have unpaid fees on a Plan

Review Application and attempt to submit Updates, our Intake Staff will not accept your Update and revised plans until any unpaid fees are paid.

15. Staff will hold the plans and application as submitted in our office. If you have questions regarding the comments or would like to make an appointment with the Coordinating Reviewer, please contact Paul Yadro at [Paul.Yadro@austintexas.gov](mailto:Paul.Yadro@austintexas.gov) or via phone at 512-974-3553.



## Heldenfels, Leane

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**From:** Watson, Jewels <j.watson@winstead.com>  
**Sent:** Monday, March 17, 2014 11:18 AM  
**To:** Heldenfels, Leane  
**Subject:** FW: 12th and Waller BOA  
**Attachments:** 33075693060 1199 Waller.doc; 33072869081 1193 Waller.doc; 33074252091 1195 Waller.doc; 33075210032 1197 Waller.doc; 33071047021 1191 Waller.doc; Plan 4 Elevations.pdf; Plan 6 Elevations.pdf; Plan 7 Elevations.pdf

Hi Leane,

I copied your list below so you can see my responses for each. Please let me know if you get this as I have a lot attached not sure if it's too large.

- 1) Letter(s) of support from neighboring property owners – Still Working on this
- 2) Letter(s) of support from neighborhood association – Still Working on this
- 3) Photos showing existing conditions, trees on the lots – See Hightail File

Some questions I have about the information you've submitted:

- 1) Have you gone through a residential site plan, sketch plan review? Do you have any comments in writing from that review that you can forward to me. Just want to make sure we're covering everything potentially needed to avoid any need for a 2<sup>nd</sup> BOA hearing in the future. See attached
- 2) I notice ac pads w/in all of the yards, those will need to be included as part of your variance request as well – not permitted in any yard area. I will add that to the request.
- 3) Do you have any elevation sheets that we could add to the packet to show height, how the structures will look (not a requirement, but they may ask to see it and might save you a postponement). See attached the 3 different plans elevations
- 4) List of proposed building materials (see reason above, #3). These are listed on the elevations attached.
- 5) It might be more clear/clarify things if you provide a list by lot of which variances you're asking for, if you proceeded with the building plans shown. We will have to write the notice language/agenda up in this way (per lot), even though the findings can be made for all the lots combined (the way you've currently written attachment A. See below

### Lot 1- Plan 7 (1199 Waller)

- Reduction in the through lot rear yard setback regulations from 15-feet to 10-feet

### Lot 2-Plan 6 (1197 Waller)

- Reduction in the through lot rear yard setback regulations from 15-feet to 10-feet

### Lot 3-Plan 6 (1195 Waller)

- Reduction in the through lot rear yard setback regulations from 15-feet to 10-feet

### Lot 4-Plan 7 (1193 Waller)

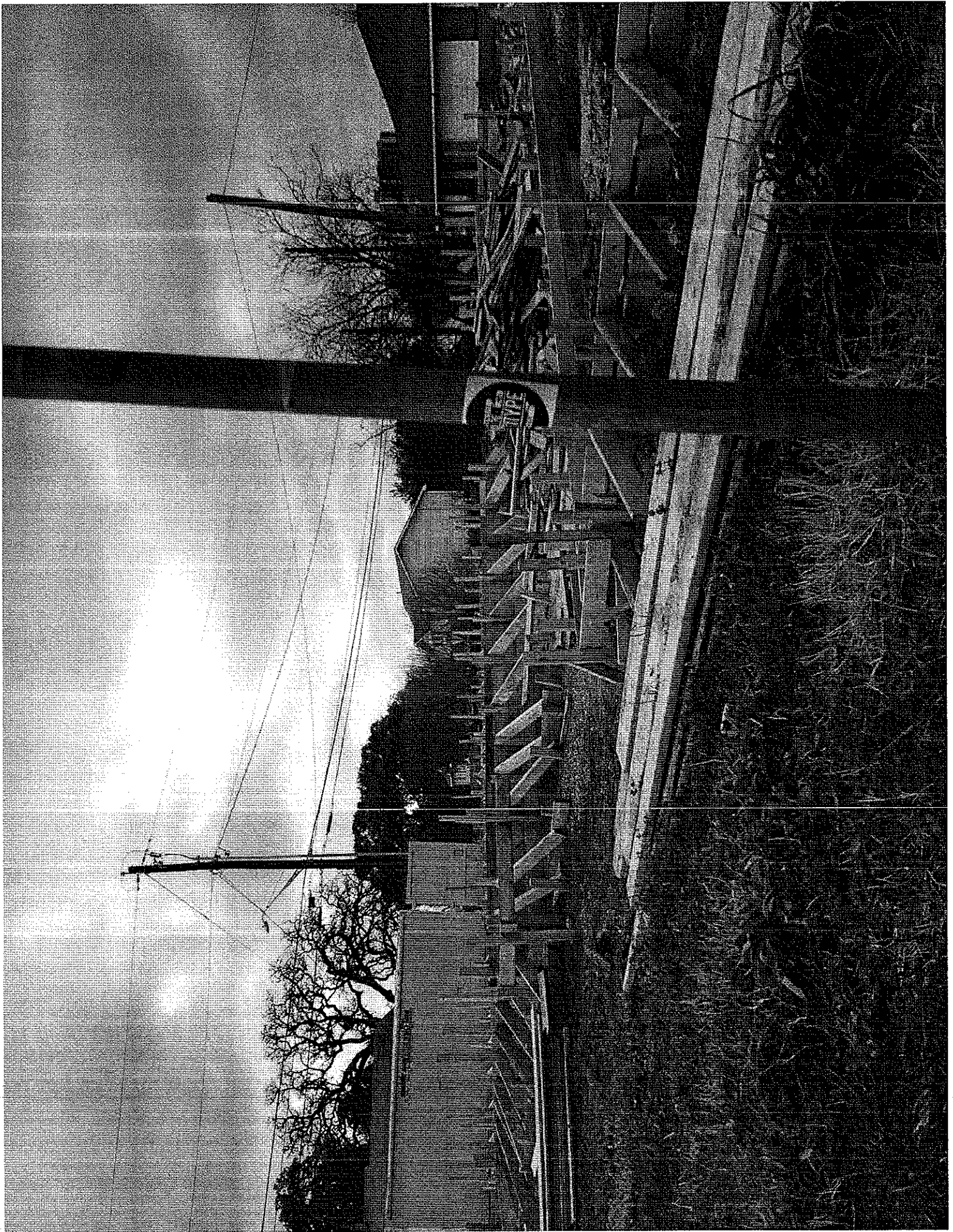
- Reduction in the through lot rear yard setback regulations from 15-feet to 10-feet

### Lot 5-Plan 4 (1191 Waller)

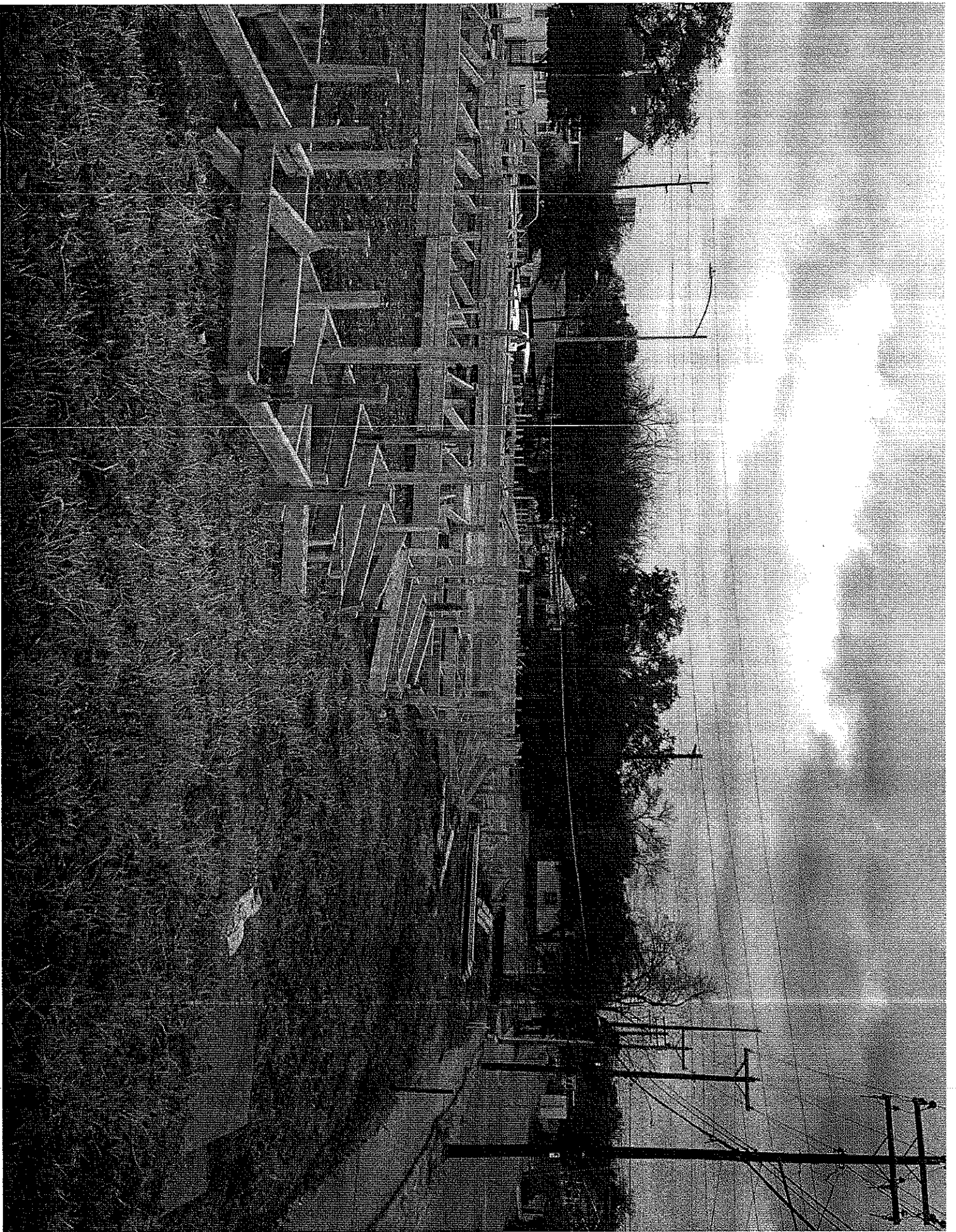
- Reduction in the through lot rear yard setback regulations from 15-feet to 10-feet





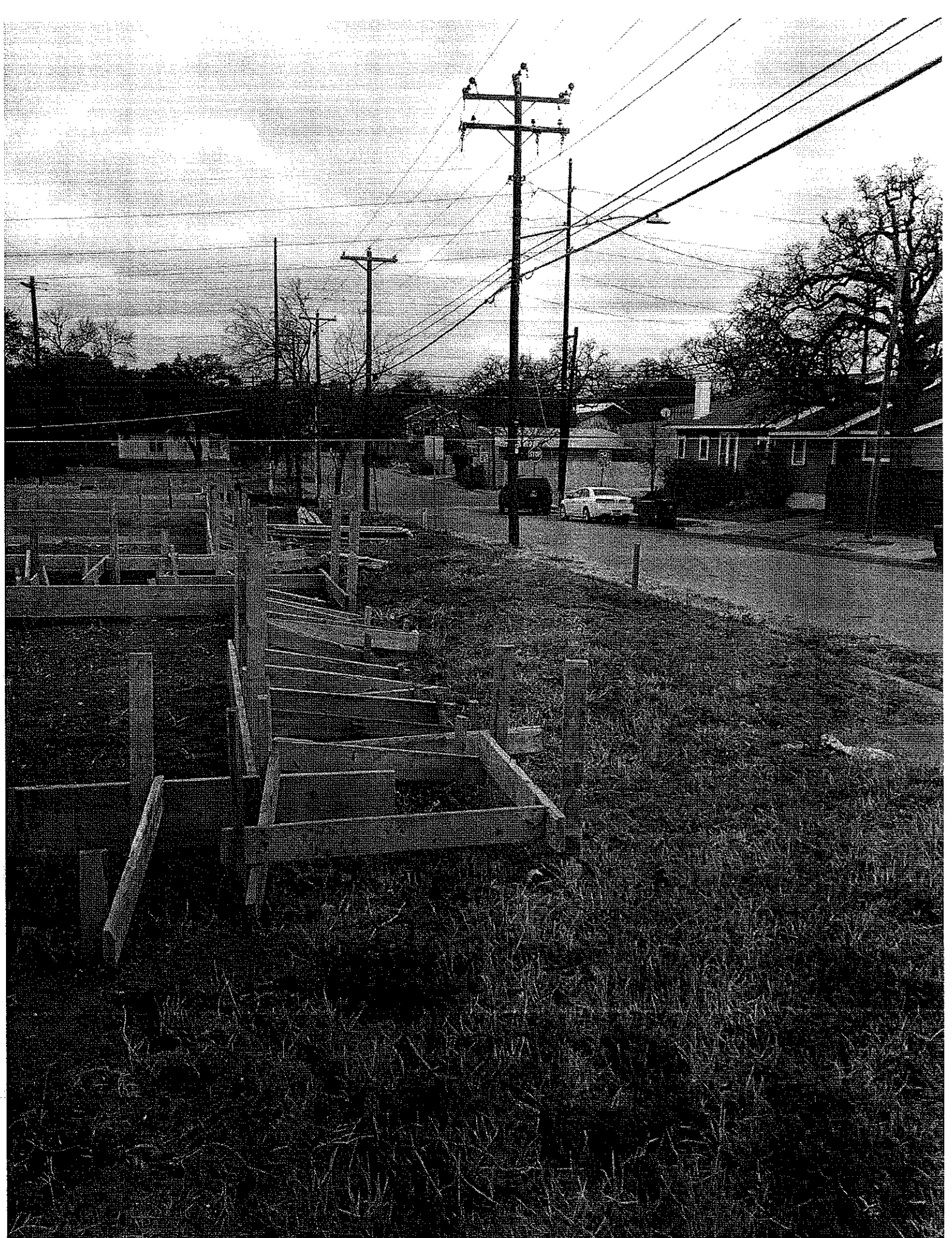






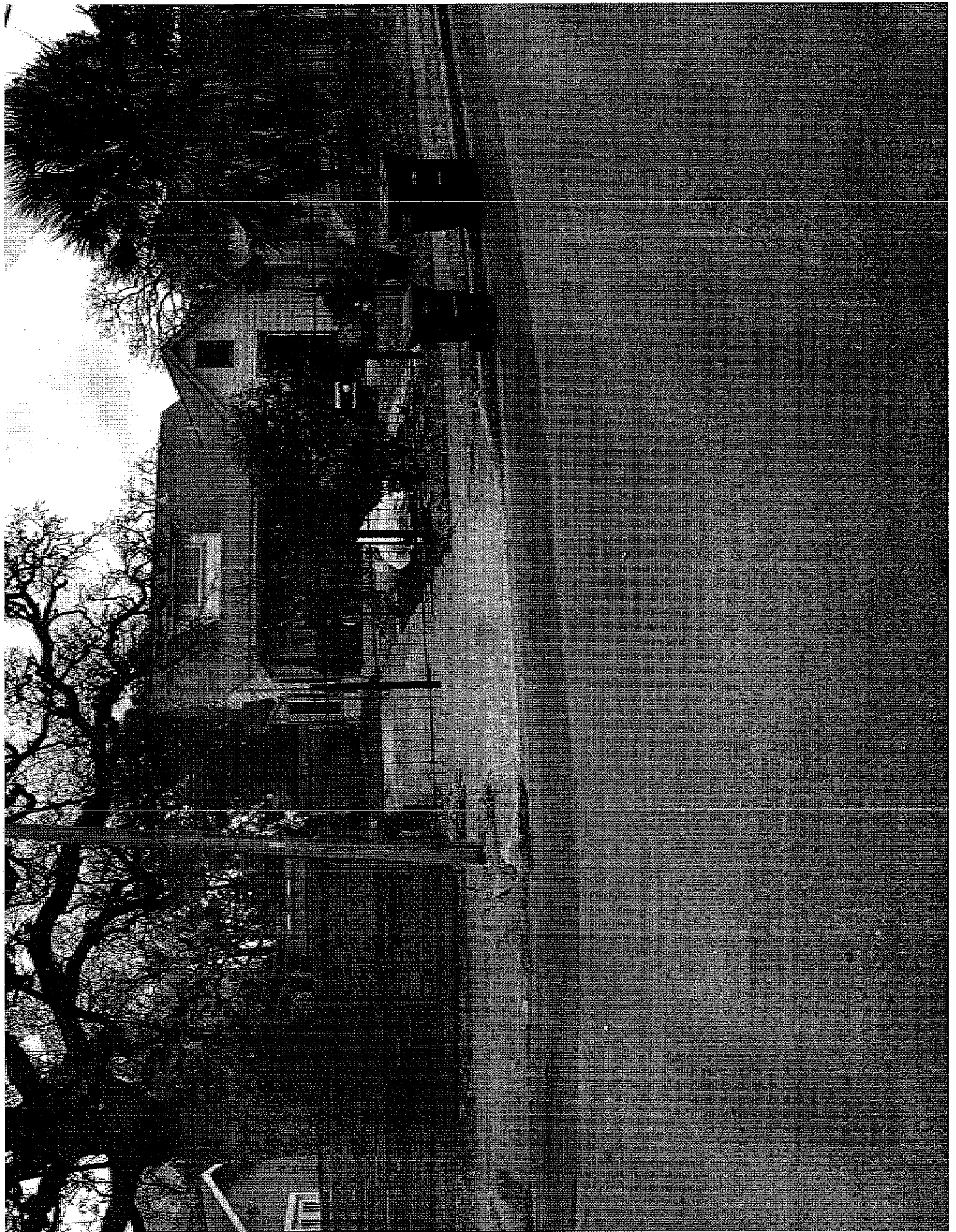








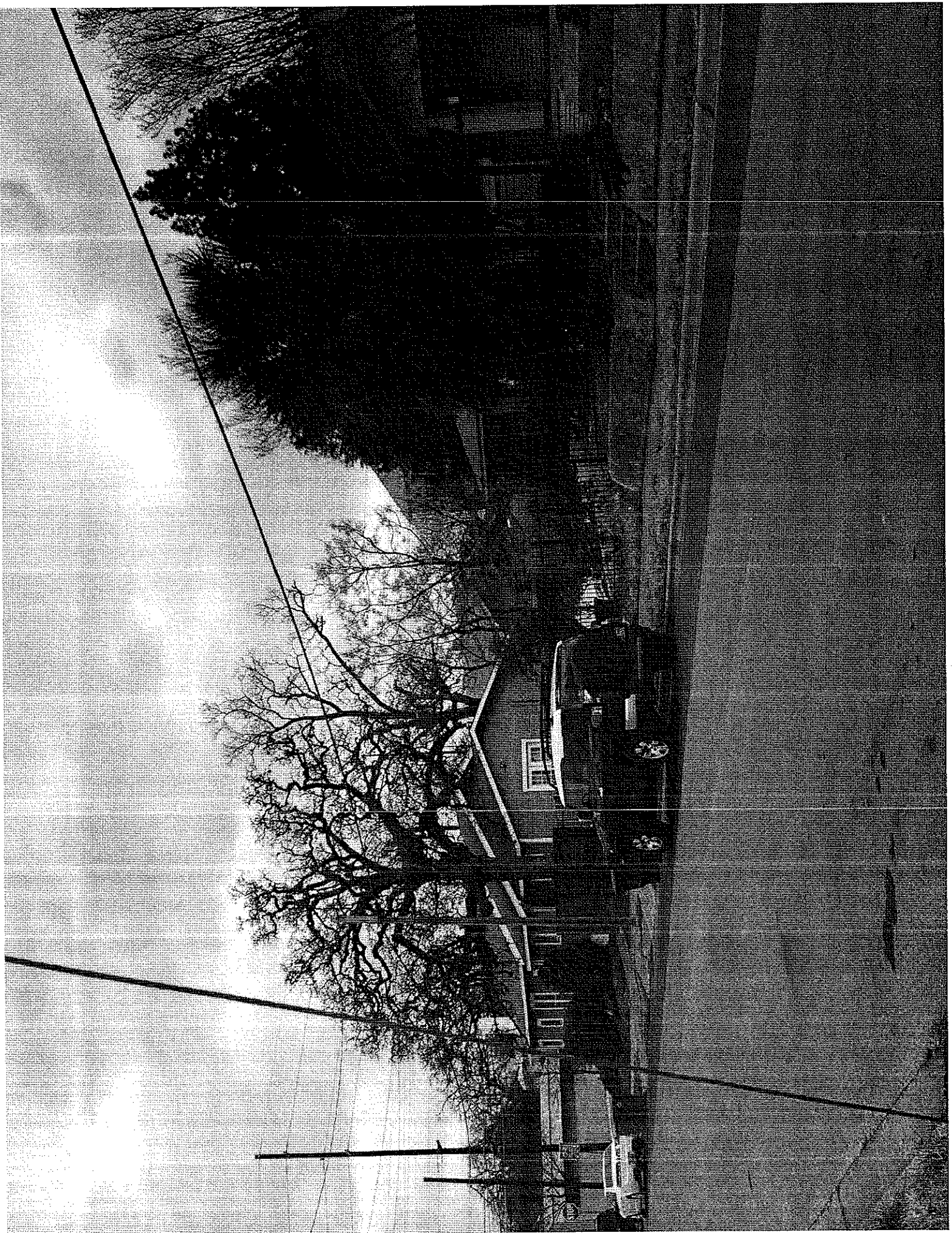




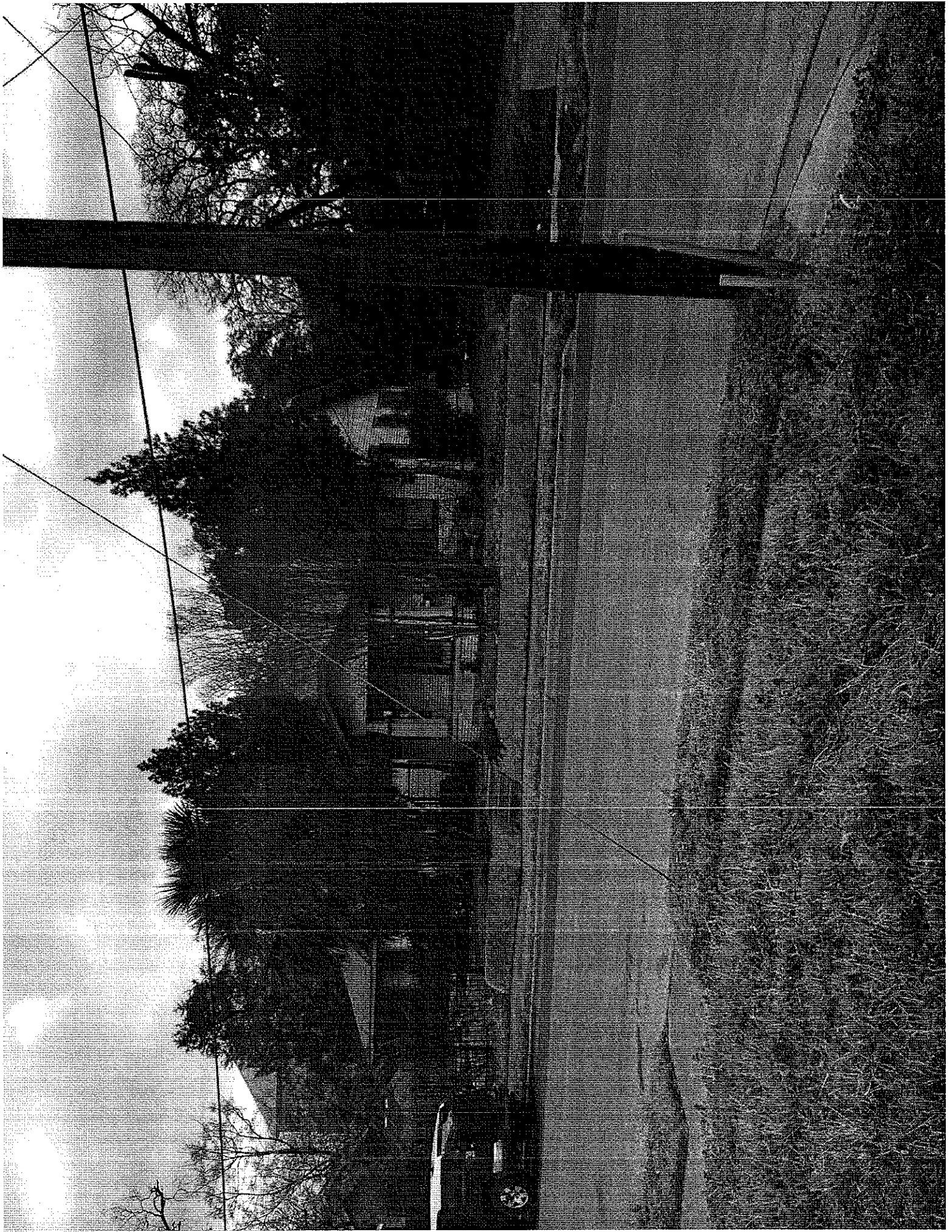


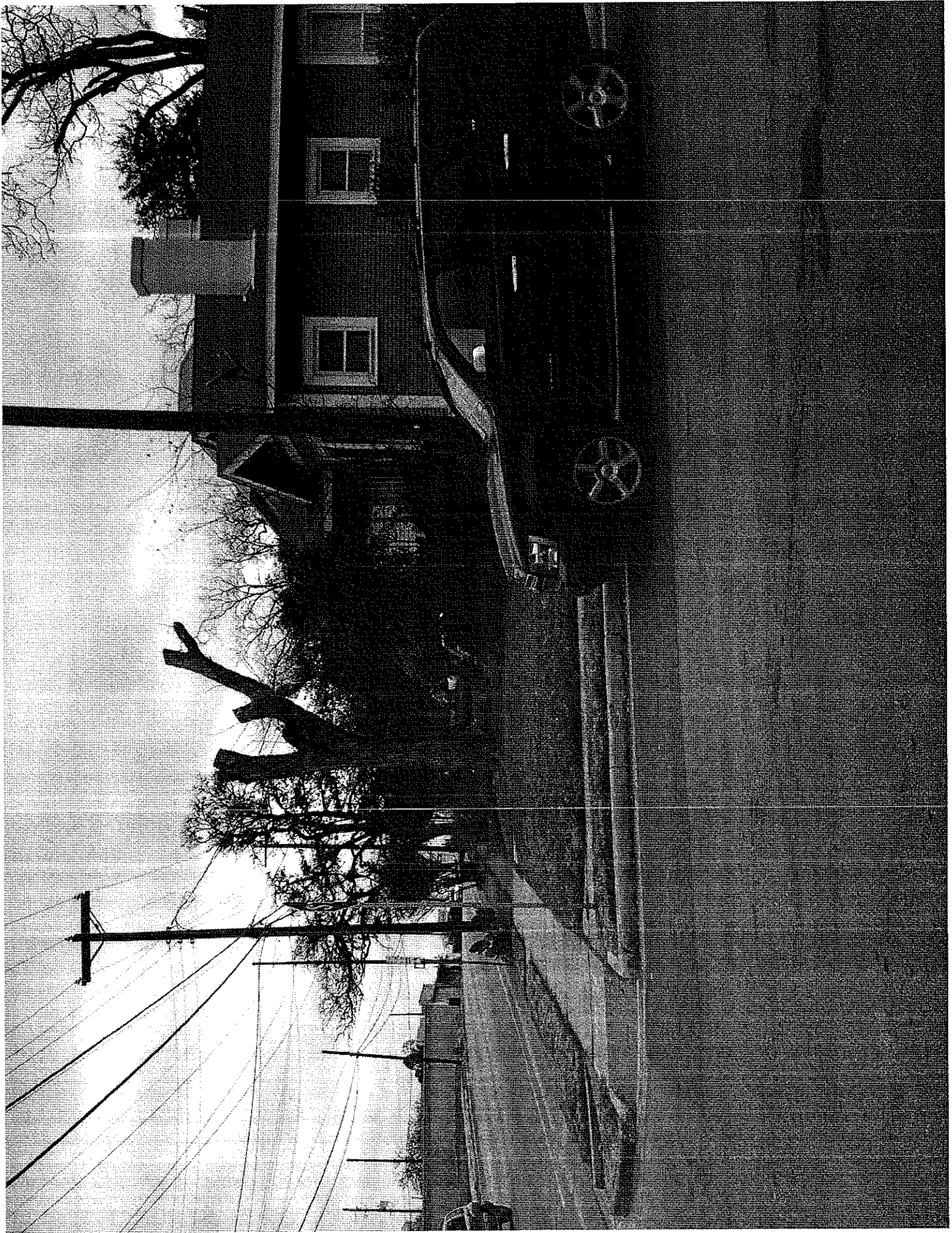




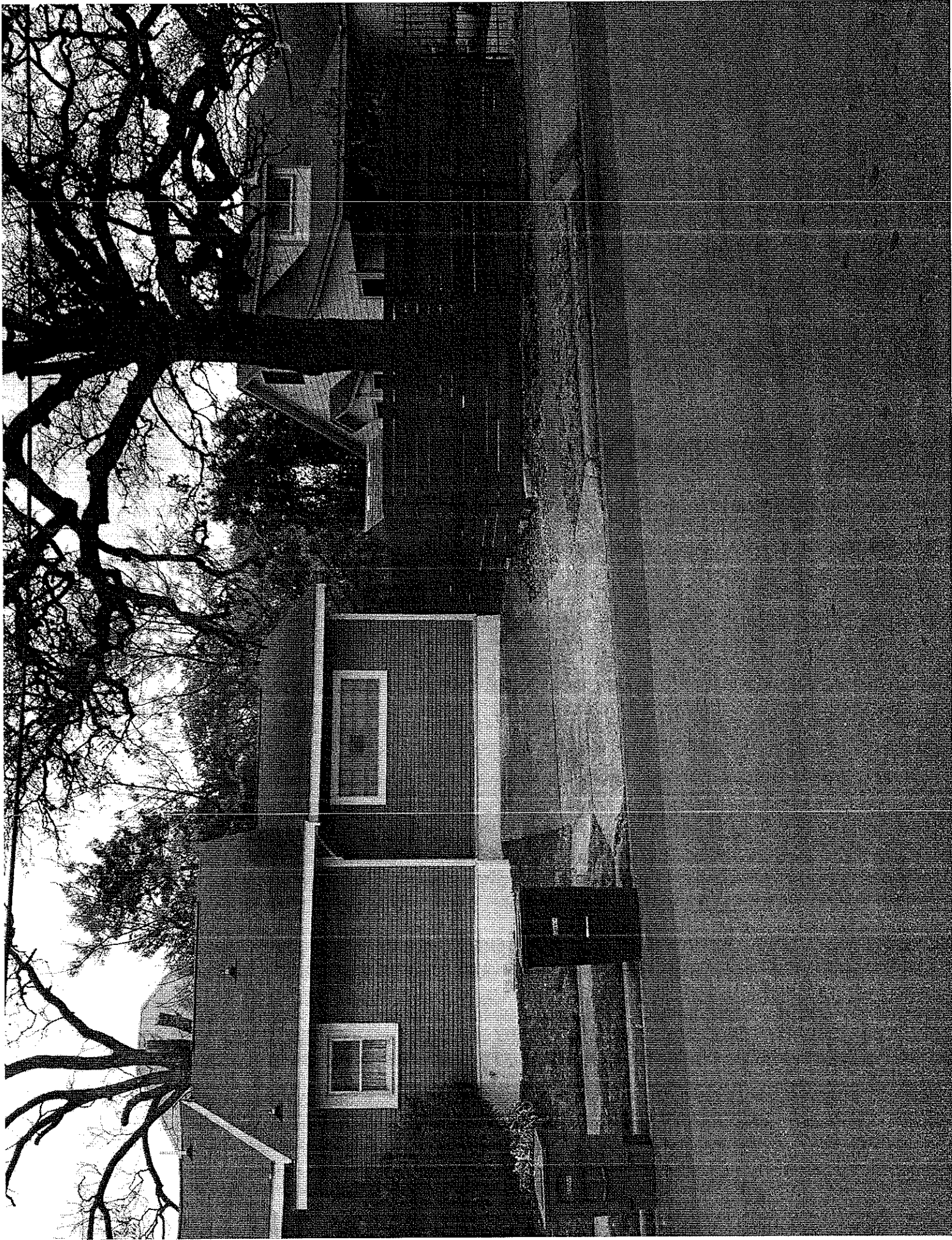












## Heldenfels, Leane

**From:** Watson, Jewels ~~Watson, Jewels~~  
**Sent:** Friday, March 21, 2014 11:29 AM  
**To:** Heldenfels, Leane  
**Subject:** RE: A few more things 1191 Waller / C15-2014-0050

Hi Leane,

To answer your questions below I've copied a chart showing the Building Coverage and the Impervious Cover percentages. Currently the addresses are on Waller Street but we are in the process of changing them to Navasota. You can see the new addresses below.

Lot	Block			IC		BC	
				IC Limit	Actual	BC Limit	Actual
1	B	1199 Waller	1198 Navasota	65%	48.35	60%	37.92
2	B	1197 Waller	1196 Navasota	65%	51.96	60%	43.15
3	B	1195 Waller	1194 Navasota	65%	52.07	60%	43.24
4	B	1193 Waller	1192 Navasota	45%	44.6	40%	38.2
5	B	1191 Waller	1190 Navasota	45%	44.09	40%	32.9

15' Front Building line on Navasota

10' to Rear of the house (Rear Garage) on Waller

Currently a 10' Elec. And Telecom easement on Waller that dictates the 10' setback to slab

5' Rear Yard is reqmt. Per zoning

Please let me know if you need anything else. We are still working on the neighborhood letters.

Thank you

Jewels Watson, Jr Project Manager  
Winstead PC | 401 Congress Ave., Ste. 2100 | Austin, Texas 78701  
512.370.2874 direct | 512.370.2850 fax |  
~~j.watson@winstead.com~~ | [www.winstead.com](http://www.winstead.com)

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**From:** Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]

**Sent:** Monday, March 17, 2014 5:10 PM

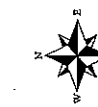
**To:** Watson, Jewels

**Subject:** A few more things

Hi Jewels – now that I'm doing the notice for your case on Waller, can you provide me w/:

- 1) Building cover % for each lot – impervious cover is provided, but not building cover – maybe it's written elsewhere on a plan, but I can't find it on the lot/plan sheets. They'll ask about it if it's not shown, even if it wasn't a comment.
- 2) What is the impervious cover limit for each lot, I can see that they vary from 44-52%, but don't see what the limit is.
- 3) What street are the lots varying from (all are 15' to 10, but from Waller or Navasota.

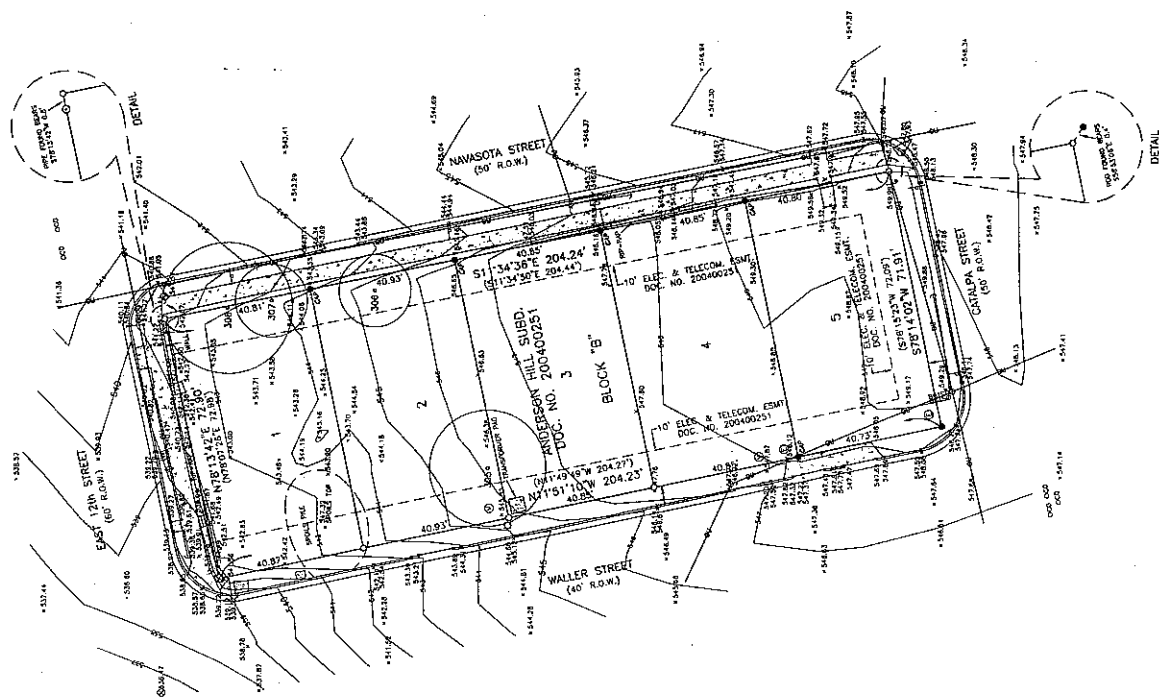
Thanks –  
Leane



SCALE: 1"=20'

TREE LIST

TAG NO.	SPECIES/DIA. (INCHES)
305	PALE GREEN 16
306	HACKBERRY 10
307	ELM 10
308	HICKORY 12, 12



SYMBOL	DESCRIPTION
1/2" IRON ROD FOUND	1/2" IRON ROD FOUND
IRON ROD WITH CAP FOUND	IRON ROD WITH CAP FOUND
IRON ROD WITH CAP SET	IRON ROD WITH CAP SET
UTILITY SET (UNLESS NOTED)	UTILITY SET (UNLESS NOTED)
BENCHMARK	BENCHMARK
CONCRETE SURFACE	CONCRETE SURFACE
ASPHALT SURFACE	ASPHALT SURFACE
PAVED DRIVE	PAVED DRIVE
PAVED SIDEWALK	PAVED SIDEWALK
PAVED UTILITY	PAVED UTILITY
TOP OF WALL	TOP OF WALL

**BENCHMARK INFORMATION:**  
TAMU1 - SQUARE CUT IN SIDEWALK LOCATED  
4124 WEST OF WESTERN CURB LINE OF  
WALLER ST. AND 25' NORTH OF THE  
EAST 12TH STREET.  
ELEVATION = 527.2  
TAMU2 - SQUARE CUT IN SIDEWALK LOCATED  
45' SOUTH OF CENTERLINE OF CATALINA ST.  
AND 34' EAST OF EASTERLY CURB LINE OF  
WALLER ST.  
ELEVATION = 548.44  
VERTICAL DATUM: NAVD 88 (2000 G)

**TITLE COMMITMENT NOTE:**

COMMITMENT FOR TITLE INSURANCE PREPARED BY:  
INDEPENDENCE TITLE COMPANY

OF NO. 1214143-004 EFFECTIVE DATE: OCTOBER 19, 2012  
THE SURVEYOR HAS BEEN ADVISED THAT THE RECORDS OF THE PUBLIC RECORDS FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED IN COMMITMENT ARE SHOWN HEREON AND/OR NOTED.  
SCHEDULE "B" ITEMS ADDRESSED BY NOTES AS FOLLOWS:

- 1) EASEMENTS:  
DOCUMENT NO. 200400251, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, - AFFECTS  
VOLUME 7058, PAGE 480, DEED RECORDS, TRAVIS COUNTY, TEXAS, - DOES NOT AFFECT  
THE FOLLOWING AFFECT:  
10a) DOCUMENT NO. 200400251, ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS,  
10b) DOCUMENT NO. 199157295, ADJACENT TO DOCUMENT NO. 200400251 - ORDINANCE NO. 980144-10,  
10c) DOCUMENT NO. 200204815 - ORDINANCE NO. 010803-88,  
10d) DOCUMENT NO. 200207516 - ORDINANCE NO. 20050407-560,  
10e) DOCUMENT NO. 2003169755 - ORDINANCE NO. 20030428-113,  
10f) VOLUME 5894, PAGE 68 - RELEASE OF ACCESS RIGHTS.  
THE FOLLOWING DO NOT AFFECT:  
10a) VOLUME 7058, PAGE 480, DEED RECORDS, TRAVIS COUNTY, TEXAS, - DOES NOT AFFECT  
THE FOLLOWING AFFECT:  
10a) DOCUMENT NO. 200204815 - COMPREHENSIVE SETTLEMENT AGREEMENT.  
(PROPERTY DESCRIPTION NOT PROVIDED)

**SURVEYOR'S CERTIFICATE:**

CERTIFIED TO:  
CITY OF AUSTIN  
INDEPENDENCE TITLE COMPANY  
CHICAGO TITLE INSURANCE COMPANY  
PROPERTY ADDRESS: WALLER STREET  
DATE OF SURVEY: FEBRUARY 26, 2013  
BEARING: BEARS TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83).  
ATTACHMENTS: NONE

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE  
GROUND UNDER MY PERSONAL SUPERVISION ON THE DATE SHOWN AND THAT TO THE BEST OF MY  
KNOWLEDGE, BELIEF AND FAITH, THE SAME IS TRUE AND CORRECT. I HAVE NOT BEEN AWARE OF ANY  
IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS OR VISIBLE UTILITY LINES IN PLACE, EXCEPT AS  
NOTED HEREON. I HAVE NOT BEEN AWARE OF ANY OTHER FACTS OR CIRCUMSTANCES THAT WOULD  
AFFECT THE SURVEY, UNLESS NOTED HEREON.

PHILIP L. MCQUINN, LAND SURVEYOR  
03-07-13  
STATE OF TEXAS NO. 5300



SHEET  
1

LAND TITLE  
SURVEY

FILE: L:\13131-EAST 12TH AND WALLER.dwg 3/7/2013 10:54:39 AM CST

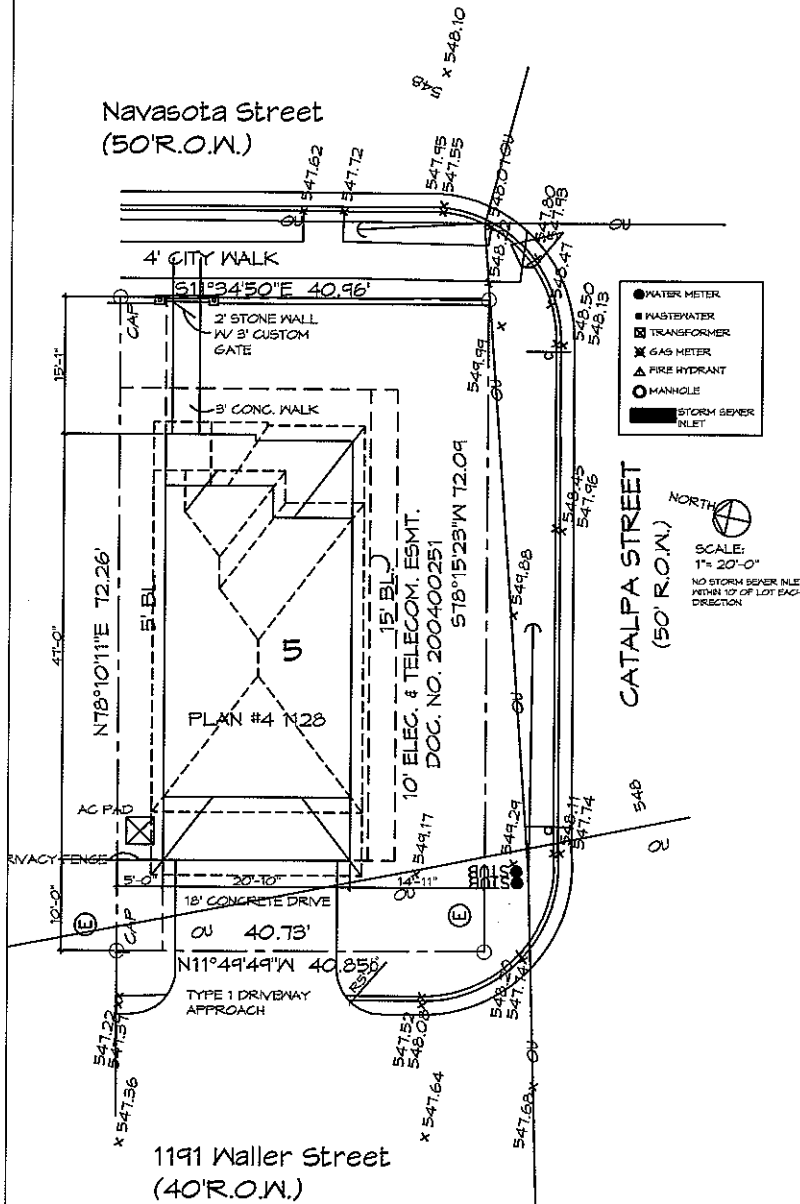
PLATTING SCALE: 1" = 20'  
DRAWN BY: PUC  
REVIEWED BY: DRS  
PROJECT NO.: 13131  
FILE: L:\13131-EAST 12TH AND WALLER.dwg

EAST 12TH AND  
WALLER STREET

SURVEYING, LLC  
1805 OLIVA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 287-7430  
FAX: (512) 836-8383

ANDERSON HILL SUBDIVISION,  
ACCORDING TO THE MAP ON PLAT  
NO. 200400251 OFFICIAL PUBLIC  
RECORDS, TRAVIS COUNTY, TEXAS

Navasota Street  
(50' R.O.W.)



### Legal Description

Subdivision	Anderson Hill
Lot	5
Block	B
Address	1191 Waller St.
Plan Number	#4-1128
Date	11.21.13

### Plan Footage Calculations

	Heated	Unheated
1st floor	517	
Front porch		35
Side porch		
Garage		421
2nd floor	611	
Master deck		
Rear deck		
3rd floor		
Open Deck		
Total Heated:	1128	
Total Unheated:		456
Slab		972
Total Project:		1583

### Site Footage Calculations

Lot Size		2953
Allowable IC (45%)		1328
Slab		972
Drive		180
Walk		81
Other	wall	60
AC Pad		9
Total		1302
Imp. Cover %		44.09%

### Plan Options for this Address Only

1. Brushed Chrome Hardware
2. Stained Front door



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NUMBER:	DESCRIPTION:	DATE:
1	BSPA	11.21.13
2	PERMIT	11.22.13

## Site Plan

DRAWN BY: FBF

CHECKED BY: FBF

SCALE: 1" = 20'-0"

**BARRON CUSTOM  
DESIGN, LLC**

Felicia Foster, Principal  
512.626.7078

barroncustomdesign.com  
felicia@barroncustomdesign.com

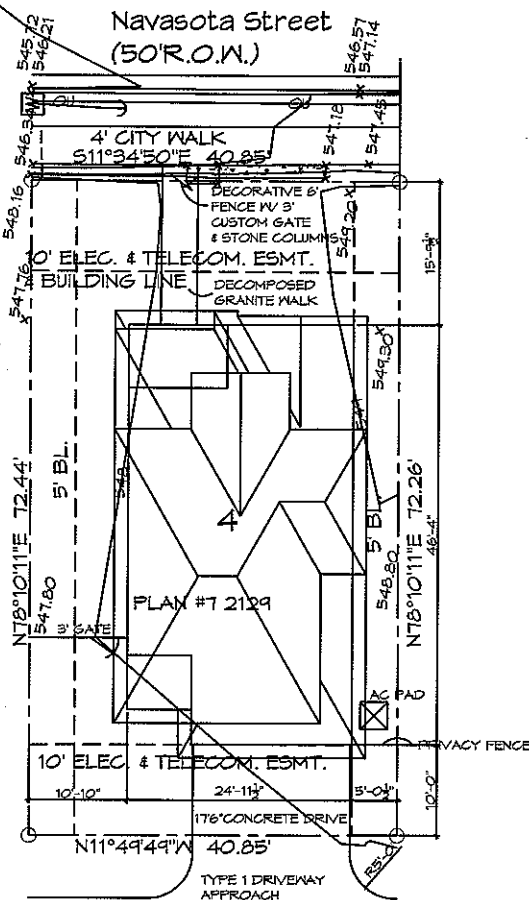


**ION  
CONSTRUCTORS**

Jon Smiley 512.402.1122  
ionconstructors.com



SCALE:  
1"= 20'-0"  
NO STORM SEWER INLET  
WITHIN 10' OF LOT EACH  
DIRECTION



1193 Waller Street  
(40'R.O.W.)

### Legal Description

Subdivision	Anderson Hill
Lot	4
Block	B
Address	1193 Waller St.
Plan Number	#7- 2129
Date	11.21.13

### Plan Footage Calculations

	Heated	Unheated
<b>1st floor</b>	652	
Porch 1		77
Porch 2		43
Garage		359
<b>2nd floor</b>	1024	
Porch 3		43
<b>3rd floor</b>	453	
Porch 4		202
<b>Total Heated:</b>	2129	
<b>Total Unheated:</b>		724
<b>Slab</b>		1131
<b>Total Project:</b>		2481

### Site Footage Calculations

Lot Size		2959
Allowable IC (45%)		1332
Slab		1131
Drive		176
Walk	Granite	0
Other	Stone columns	4
AC Pad		9
<b>Total</b>		1320
<b>Imp. Cover %</b>		44.60%

### Plan Options for this Address Only

1. Brushed Chrome Hardware
2. Stained Front door
3. Residential Elevator Pit
4. Outdoor kitchen at Porch 4

EXCLUSIVELY MARKETING BY



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## Site Plan

DRAWN BY: FBF

CHECKED BY: FBF

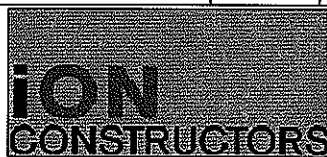
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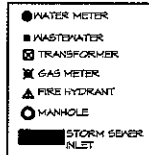
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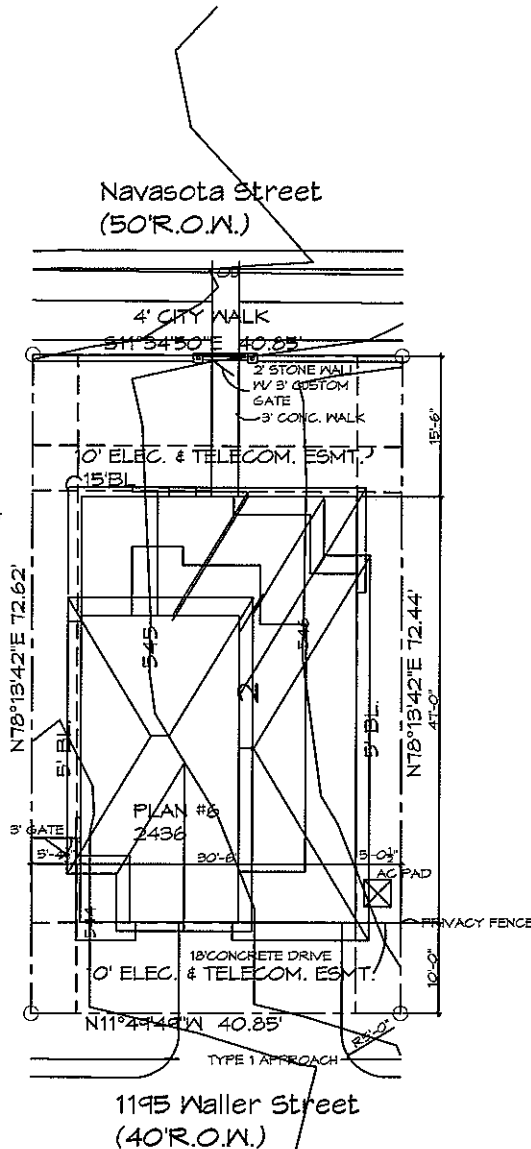


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SCALE:  
1" = 20'-0"

NO STORM SEWER INLET  
WITHIN 10' OF LOT EACH  
DIRECTION



### Legal Description

Subdivision	Anderson Hill
Lot	3
Block	B
Address	1195 Waller St.
Plan Number	#6- 2436
Date	11.21.13

### Plan Footage Calculations

	Heated	Unheated
1st floor	942	
Porch 1		27
Porch 2		51
Garage		415
2nd floor	1283	
Porch 3		27
Porch 4		63
3rd floor	211	
Porch 5		156
Total Heated:	2436	
Total Unheated:		739
Slab		1283
Total Project:		3175

### Site Footage Calculations

Lot Size	2967
Allowable IC (65%)	1928
Slab	1283
Drive	180
Walk	45
Other	wall 28
AC Pad	9
Total	1545
Imp. Cover %	52.07%

### Plan Options for this Address Only

1. Brushed Chrome Hardware
2. Stained Front door
3. Residential Elevator Pit
4. Outdoor kitchen at 3rd floor Deck

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## Site Plan

DRAWN BY: FBF

CHECKED BY: FBF

SCALE: 1" = 20'-0"

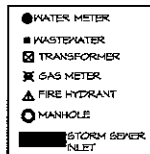


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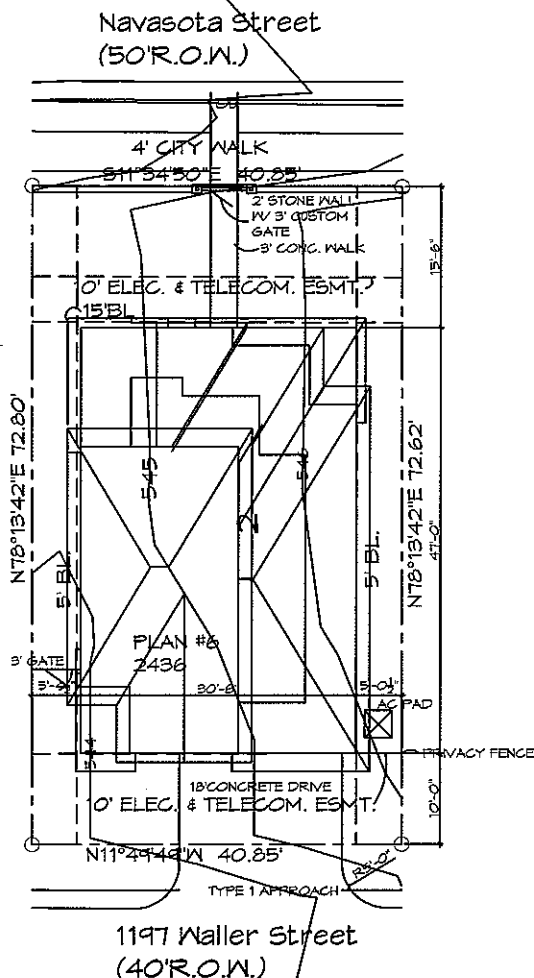
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SCALE:  
1" = 20'-0"

NO STORM SEWER INLET  
WITHIN 10' OF LOT EACH  
DIRECTION



Legal Description	
Subdivision	Anderson Hill
Lot	2
Block	B
Address	1197 Waller St.
Plan Number	#6- 2436
Date	11.21.13

Plan Footage Calculations		
	Heated	Unheated
1st floor	942	
Porch 1		27
Porch 2		51
Garage		415
2nd floor	1283	
Porch 3		27
Porch 4		63
3rd floor	211	
Porch 5		156
Total Heated:	2436	
Total Unheated:		739
Slab		1283
Total Project:		3175

Site Footage Calculations		
Lot Size		2973
Allowable IC (65%)		1932
Slab		1283
Drive		180
Walk		45
Other	wall	28
AC Pad		9
Total		1545
Imp. Cover %		51.96%

Plan Options for this Address Only	
1. Brushed Chrome Hardware	
2. Stained Front door	
3. Residential Elevator Pit	
4. Outdoor kitchen at 3rd floor Deck	

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NUMBER:	DESCRIPTION:	DATE:
1	BSPA	11.21.13
2	PERMIT	11.22.13

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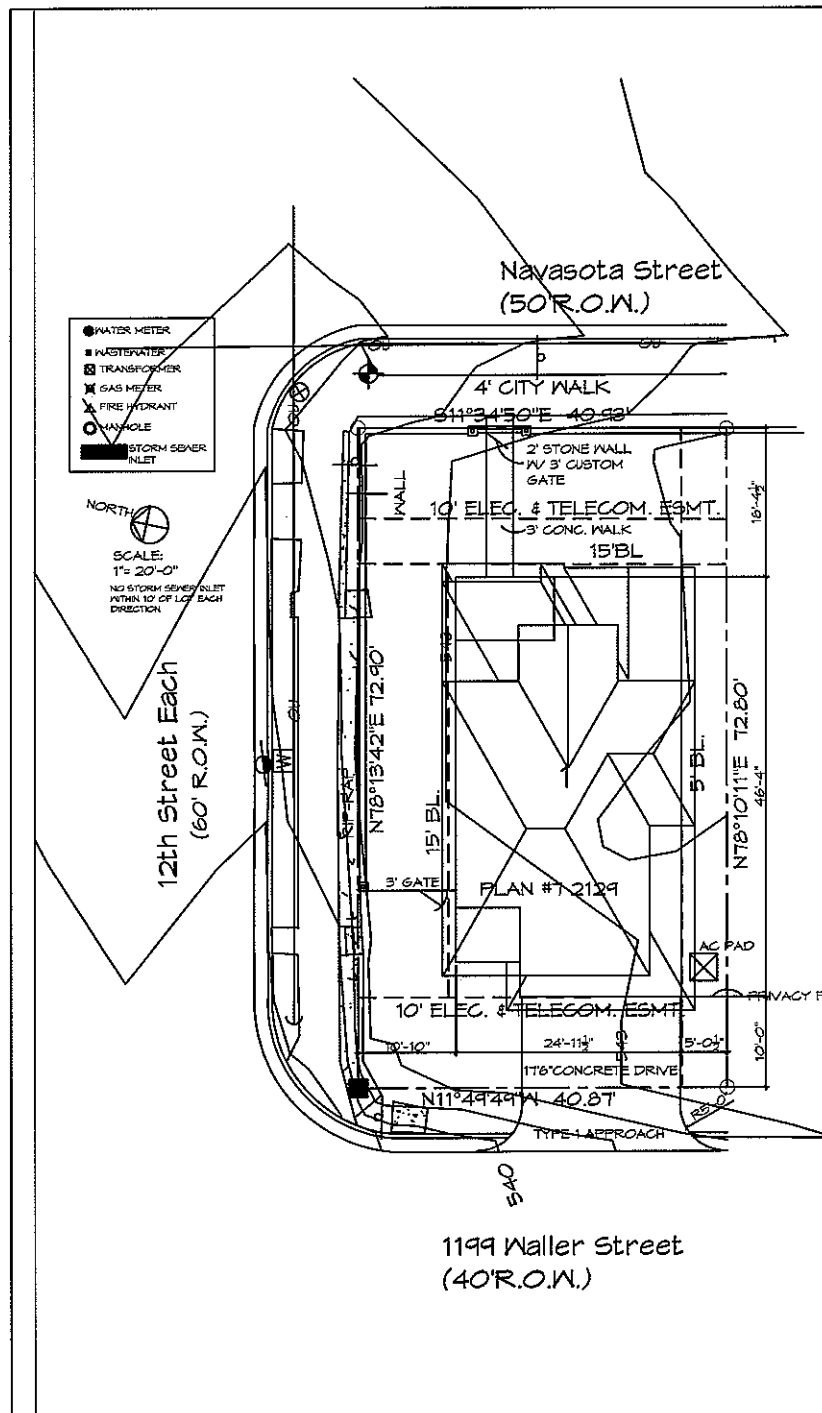
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Site Plan

DRAWN BY: FBF

CHECKED BY: FBF

SCALE: 1" = 20'-0"



Legal Description	
Subdivision	Anderson Hill
Lot	1
Block	B
Address	1199 Waller St.
Plan Number	#7- 2129
Date	11.21.13

Plan Footage Calculations		
	Heated	Unheated
1st floor	652	
Porch 1		77
Porch 2		43
Garage		359
2nd floor	1024	
Porch 3		43
3rd floor	453	
Porch 4		202
Total Heated:	2129	
Total Unheated:		724
Slab		1131
Total Project:		2481

Site Footage Calculations		
Lot Size		2982
Allowable IC (65%)		1938
Slab		1131
Drive		176
Walk		60
Other	Wall	66
AC Pad		9
Total		1442
Imp. Cover %		48.35%

#### Plan Options for this Address Only

1. Brushed Chrome Hardware
2. Stained Front door
3. Residential Elevator Pit
4. Outdoor kitchen at Porch 4

NUMBER:	DESCRIPTION:	DATE:
1	BSPA	11.21.13
2	PERMIT	11.22.13



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## Site Plan

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CHECKED BY: FBF

SCALE: 1"= 20'-0"



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**ION CONSTRUCTORS**

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 ionconstructors.com

## Heldenfels, Leane

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**From:** Heldenfels, Leane  
**Sent:** Tuesday, February 25, 2014 11:18 AM  
**To:** 'Watson, Jewels'  
**Subject:** RE: 12th and Waller BOA

Hi Jewels – I received the application and will put the case on the 4/14 Board of Adjustment agenda. The Board meets at 5:30 at 301 2<sup>nd</sup> St (City Hall Council Chambers). There is a parking garage below the building that we will validate the charge for if you bring the stub up to the meeting. You can call or check the City website the Friday before the meeting to see where your case will fall on the agenda, so you may not have to arrive right at 5:30. Some things you'll want to supplement your application with are (need these to me either dropped off or sent via email by Mon 4/7):

- 1) Letter(s) of support from neighboring property owners
- 2) Letter(s) of support from neighborhood association
- 3) Photos showing existing conditions, trees on the lots

Some questions I have about the information you've submitted:

- 1) Have you gone through a residential site plan, sketch plan review? Do you have any comments in writing from that review that you can forward to me. Just want to make sure we're covering everything potentially needed to avoid any need for a 2<sup>nd</sup> BOA hearing in the future.
- 2) I notice ac pads w/in all of the yards, those will need to be included as part of your variance request as well – not permitted in any yard area. I will add that to the request.
- 3) Do you have any elevation sheets that we could add to the packet to show height, how the structures will look (not a requirement, but they may ask to see it and might save you a postponement).
- 4) List of proposed building materials (see reason above, #3).
- 5) It might be more clear/clarify things if you provide a list by lot of which variances you're asking for, if you proceeded with the building plans shown. We will have to write the notice language/agenda up in this way (per lot), even though the findings can be made for all the lots combined (the way you've currently written attachment A.
- 6) I am checking with my Supervisor, Chris Johnson, Manager of the Development Assistance Center, to see if I need a separate/fee, application for each lot. This may have already been covered in earlier communication (#1 of this section), but I will just need to verify. 2/25

Take care – let me know if you have any questions about this additional needed information –

Leane Heldenfels  
Senior Planner  
Board of Adjustment Liaison

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**From:** Watson, Jewels [mailto:j.watson@wmsco.com]  
**Sent:** Monday, February 24, 2014 4:12 PM  
**To:** Heldenfels, Leane  
**Subject:** 12th and Waller BOA

Hi Leane,